

Municipal Clerk
Atlanta, Georgia

05- 0 -0534
U-05--05

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-06.005 (1) (c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Church, is hereby approved. Said use is granted to Ben Hill Christian Church and is to be located at **4099 Sunset Drive, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 31, 14FFth District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 35
Date 5/13/88
BARBARA J. PRICE
Clerk, Superior Court
By: [Signature]
Deputy Clerk

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 9th day of May, in the year
one thousand nine hundred Eighty-Eight, between

A.D. BURDETT, JR. and MILDRED W. BURDETT

of the County of Fulton, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

BEN HILL CHRISTIAN CHURCH, INC.

as party or parties of the second part, hereinafter call Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100ths and
other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery
of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened,
conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and con-
firm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 31 of the
14th District of formerly Fayette, now Fulton County, Georgia, being Lot
2, Block "F", as per plat of BEN HILL TERRACE SUBDIVISION, recorded in
Plat Book 35, Page 70, Fulton County Records, and being more
particularly described as follows:

BEGINNING at a point on the East side of Kimberly Road 157.8 feet North
of the Northeast corner of Kimberly Road and Sunset Drive if said
streets were extended to form an angle instead of a curve; thence North
along the East side of Kimberly Road 150 feet; thence East 478.2 feet
along the line of Lot 3 to an iron pin; thence South 90.6 feet to Lot 1;
thence Southwesterly along Lot 1 a distance of 496.3 feet to Kimberly
Road and the POINT OF BEGINNING.

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, MAY 13 1988 at 11:24

Barbara J. Price CLERK

This deed is given subject to all restrictions and easements of record
against the above-described property.

U-05-05

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year
above written.

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
ELLIS H. ABRAMS
My Commission Expires April 3, 1990

A.D. Burdett, Jr. (Seal)
Mildred W. Burdett (Seal)
MILDRED W. BURDETT (Seal)